

**ZONING AND ORDINANCE COMMITTEE REPORT**  
Planning and Neighborhood Development Department  
Conference Room  
316 N. Capitol Avenue  
**4:00 p.m. Wednesday, January 17, 2006**

Members Present

Ruge  
Bruch  
Frederick

Staff Present

Susan Stachowiak

Call to order was at 4:00 p.m.; adjournment was at 5:15 p.m.

Guests:

Chris Stuchell, Lansing Housing Commission  
Brett Stockhill, Fleis & Vanderbrink Engineering  
Rev. Samuel Duncan Jr., New Faith Gardens  
Marshall Hudson Sr., New Faith Gardens  
William Doxie, New faith Gardens  
Jim DuRussel, New Faith Gardens

## **AGENDA**

- 1. Z-17-2006, Part of 715 W. Willow Street, "B" Residential District to "DM-1" Residential District**
- 2. PRD-1-2006, Planned Residential Development, 5304 Wise Road**

Pending Items:

- a. Z-1-2006, 310/312 Chestnut
- b. Z-3-2006, W. Edgewood
- c. Z-17-2005, Polly & Benjamin
- d. SLU-4-2006, 3215 W. Mt. Hope
- e. Z-12-2006 & SLU-7-2006 2727 Lyons Avenue

1. **Z-17-2006, Part of 715 W. Willow Street, “B” Residential District to “DM-1” Residential District**

This is a request by LHC Nonprofit Development Corporation to rezone 6.8 acres of the former Michigan School for the Blind property located at 715 W. Willow Street from “B” Residential District to “DM-1” Residential District. The purpose of the rezoning is to permit the former Administration Building on the site to be used for up to fifty (50) units of senior citizen housing. Staff recommended approval of Z-17-06 based upon its consistency with the surrounding zoning and land use patterns.

Chris Stuchell, Lansing Housing Commission, stated that the service building behind the administration building will eventually be torn down and additional parking constructed in its place. He said that the maintenance building will remain on the property and no additional buildings will be constructed. Mr. Stuchell said that there is a historic covenant on the property that requires the lawn area in front of the administration building to remain as is, although the Housing Commission would not want to remove it anyway as it is a very nice feature of the site.

Ms. Bruch asked if additional parking was necessary.

Mr. Stuchell stated that it is necessary as there are 30 employees of the Housing Commission, up to 100 visitors each day and there will be approximately fifty senior citizen units in the building. He said that there are very few parking spaces currently on the site.

Ms. Bruch stated that there should be a buffer between the parking area(s) and the future residential neighborhood to the west. She also said that the senior citizen housing should be connected to the future neighborhood to the west.

Mr. Ruge asked if there was going to be a fence between the Housing Commission property and the charter school.

Mr. Stuchell said that the Housing Commission will not be erecting a fence but that the charter school may do so.

**Motion:**

Ms. Bruch made a motion, seconded by Mr. Frederick, to recommend approval of **Z-17-2006, Part of 715 W. Willow Street, rezoning from “B” Residential District to “DM-1” Residential District**. On a voice vote (3-0), the motion carried; unanimous.

**2. PRD-1-2006, Planned Residential Development, 5304 Wise Road**

This is a request by New Faith Gardens, LLC for approval of a Planned Residential Development on the south 5.88 acres of the Lansing Church of God in Christ property at 5304 Wise Road. The applicant is proposing the construction of 24 townhouses and 24 senior citizen apartments. Staff recommended approval of PRD-1-06, based upon its compliance with the nine criteria outlined in Section 1280.02(d) of the Zoning Ordinance, with the following conditions:

1. The applicant preserve as many of the existing trees as possible, particularly along the west lot line near the detention pond; and
2. Landscape, screening and buffering be installed as described on pages 4 and 5 of this staff report; and
3. A pedestrian pathway from the housing development to the church be installed starting at the north end of the north-south road in the development and connecting to the church building.

Mr. Frederick stated that the proposed development is not integrated into the surrounding neighborhood. He said that he understands that this is done at the request of the surrounding neighborhood, but that it does not represent a sense of community. He also said that the clubhouse can come in handy and it would provide a location for gatherings, activities and leasing/maintenance operations. Mr. Frederick also expressed concerns about the need for sidewalks in the development.

Mr. Stockhill stated that there will be sidewalk on one side of the interior streets and along the Wise Road frontage of the site.

Mr. Ruge stated that the architectural design of the buildings is not inviting and does not encourage interaction between neighbors. He said that the design completely focuses on the garages and does not provide for a usable front porch.

Brett Stockhill, Fleis & Vanderbrink, stated that people do not use front porches like they once did. He said that people interact with their neighbors in the back yards rather than the front.

Ms. Bruch stated that regardless of the porches, the garages cannot project in front of the living space. She said that this is an unacceptable design. Ms. Bruch also said that there is nothing to distinguish the driveways from the streets. She said that there needs to be some type of edging to define where the streets begin in relation to the driveways and yards.

Ms. Bruch stated that it would be great for these buildings to be the first Leadership in Energy Efficiency Design (LEED) certified buildings in Lansing. She said that the cost of making the buildings LEED certified is about the same as standard construction.

There was discussion about whether to move the request forward or table it until the issues discussed in this meeting were addressed. Ms. Stachowiak said that the changes are too substantial for this case to be moved forward without seeing a revised site plan. She stated that she would like to the applicant to leave this meeting with a clear understanding of what changes need to be made.

It was determined that the following items need to be addressed before the case is brought back before the Committee:

1. Revise the architectural design so that the garages do not protrude in front of the buildings;
2. Provide an edge to define the yards and driveways in relation to the streets; and
3. Have the City Forester visit the site to determine which trees should be preserved.

Ms. Bruch stated that there are some nice trees on the site that should be preserved and incorporated into the design.

Reverend Duncan, Lansing Church of God in Christ, asked the Committee if they were supportive of the development, but for the three items that still need to be addressed.

The Committee members stated that they were supportive of the development in general and that their concerns are entirely design related.

**Motion:**

Mr. Frederick made a motion, seconded by Ms. Bruch, to table **PRD-1-2006, Planned Residential Development, 5304 Wise Road**. On a voice vote, (3-0), the motion carried; unanimous.

The meeting was adjourned at 5:15 p.m.